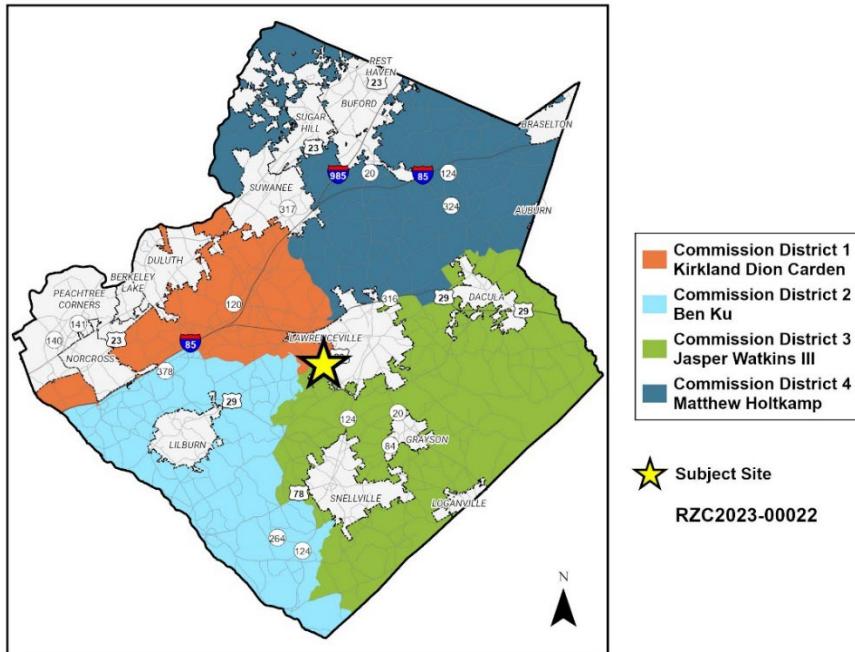




PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number:	RZC2023-00022
Current Zoning:	R-75 (Single-Family Residence District)
Request:	Rezoning to MU-R (Regional Mixed-Use District)
Additional Requests:	Variances and Waiver
Addresses:	1335 and 1355 Lawrenceville Highway
Map Numbers:	R5082 005 (portion) and R5082 197
Site Area:	23.97 acres
Units:	346
Square Feet:	36,600
Proposed Development:	Mixed-Use Development
Commission District:	District 3 – Watkins
Character Area:	Community Node
Staff Recommendation:	APPROVAL WITH CONDITIONS
Planning Commission Recommendation:	APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/5/2023 (Public Hearing Held/Recommendation Tabled to 10/3/2023)
Board of Commissioners Advertised Public Hearing Date: 9/26/2023 (Public Hearing Tabled to 10/24/2023)

Applicant: Middle Street Partners, LLC
c/o Mahaffey Pickens Tucker LLP
1550 North Brown Road, Suite 125
Lawrenceville, GA 30043

Owners: Babye Oakes Baggett Properties LLLP
P.O. Box 269
Lawrenceville, GA 30046

Joe Baggett Jr.
P.O. Box 269
Lawrenceville, GA 30046

Contact: Shane Lanham

Contact Phone: 770.232.0000

Zoning History

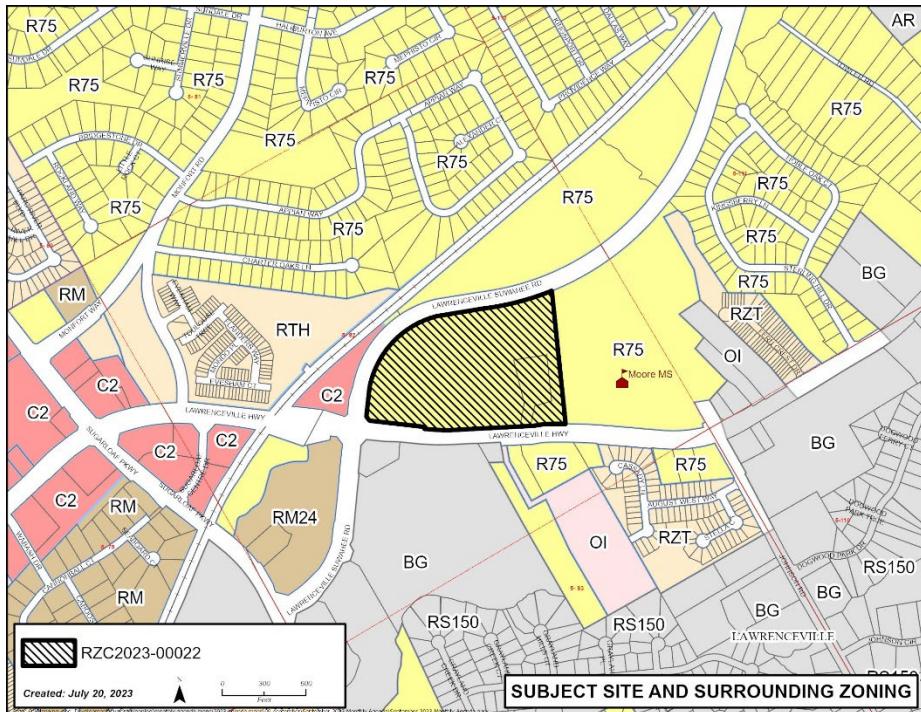
The subject property has been zoned R-75 (Single-Family Residence District) since 1970.

Existing Site Condition

The subject property is a 23.97-acre assemblage of two parcels located at the intersection of Lawrenceville Highway and Lawrenceville-Suwanee Road, which surround the property on three sides. There are three single-family residences on the property, all of which were constructed in 1970. There are also several accessory buildings located on the property. Three limited-access driveways from Lawrenceville Highway provide access to these residences. The property is wooded with a stream flowing from the northern property line into the center of the site. There are small wetlands on both sides of the stream. The terrain is hilly, rising approximately 70 feet from west to east and rising 40 feet from north to south. The lowest point in the terrain is at the southwest corner of the property. A sidewalk runs along the entire Lawrenceville Highway frontage; however, there are no sidewalks along Lawrenceville-Suwanee Road. The nearest Gwinnett County Transit stop is approximately 600 feet from the subject property.

Surrounding Use and Zoning

The subject property is located at a major street intersection in an area with a mix of commercial institutional uses, apartments, and undeveloped land. Moore Middle School is located east of the site, while a large shopping center, senior apartments, and undeveloped residential property are located to the south across Lawrenceville Highway. The City of Lawrenceville is south of the site, across Lawrenceville Highway. There is undeveloped land zoned RM-24 located in the southwest quadrant of the Lawrenceville Highway and Lawrenceville-Suwanee Road intersection. Undeveloped land, mostly within a floodplain surrounding Redland Creek, is located to the north across Lawrenceville-Suwanee Road. This undeveloped property is separated by railroad tracks from existing single-family residential subdivisions to the north and west. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Mixed-Use Development	MU-R	14.43 units per acre
North	Undeveloped	R-75	N/A
East	Institutional (Moore Middle School)	R-75	N/A
South	Commercial Undeveloped Senior Apartments	BG (Lawrenceville) R-75 O-I	N/A N/A 10.33 units per acre
West	Undeveloped	C-2	N/A

Project Summary

The applicant requests rezoning of a 23.97-acre property from R-75 to MU-R for a Mixed-Use Development, including:

- A total of 346 apartments within six, 3- and 4-story buildings (M1, M2, M3, M4, M5 and M6), and comprised of 190 1-bedroom units (55%), 138 2-bedroom units (40%), and 18 3-bedroom units (5%).
- Twenty live-work units with street level retail/office space located in Buildings M1, M3, M4, and M5.
- Five one-story commercial buildings totaling 36,600 square feet of gross floor area, surrounding a plaza and town green in the center of the property.
- Eight detached garage buildings with six bays each, located around the perimeter of the property.
- A public town green and plaza located in the center of the property.
- A central boulevard with landscaped median and 24-foot-wide one-way drives.
- Amenities including a club, swimming pool, courtyards with patios, grills, and fire pits, pocket parks, gardens, nature trails, dog park, and a dog wash for apartment residents.

- 216 angled on-street public parking spaces serving the commercial buildings, live-work units, town green, and plazas along the internal drives in the center of the property.
- Gated surface parking for residents totaling 520 spaces located behind the apartment buildings, separated from the public parking along the internal streets.
- Full access driveways onto both Lawrenceville-Suwanee Road and Lawrenceville Highway.
- Two trash collection areas located on the eastern and western sides of the site within the parking lots serving the apartments.
- Four stormwater management facilities located along the Lawrenceville-Suwanee Road frontage. At least one of these would be designed as an amenity area with trails, pedestrian amenities, and landscaping.
- A 10-foot-wide multi-use trail and 10-foot-wide landscape strip along the entire frontages of Lawrenceville Highway and Lawrenceville-Suwanee Road.
- Internal 5-foot-wide sidewalks providing pedestrian connectivity throughout the development.
- A 20-foot-wide graded and replanted landscaped buffer with a 5-foot-wide structure setback along the eastern property line.
- Apartment and live-work buildings with façade materials of brick, and cementitious siding.
- Commercial buildings with façade materials of brick, metal panels, wood tone panels, and stucco.
- Residential garage buildings and a maintenance building constructed of brick and cementitious panels.
- Monument signs located at each entrance composed of wood veneer, tile, stucco, and brick veneer at all access points into the property.

Zoning and Development Standards

The applicant is requesting a rezoning to MU-R (Regional Mixed-Use District). The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Project Area	Minimum 15 acres	23.97 acres	YES
Building Height	Maximum 45' (75' with density bonus)	<60	YES
Front Yard Setback	Minimum 20'	20'	YES
Parking (Residential)	Minimum 519 spaces	520 spaces	YES
Parking (Non-residential)	Minimum 163 spaces	216 spaces	YES
Landscape Strip	Minimum 10'	10'	YES
Minimum Heated Floor Area	1-bedroom: 750 sq. ft. 2-bedroom: 1,000 sq. ft. 3-bedroom: 1,200 sq. ft.	1-bedroom: 780 sq. ft. 2-bedroom: 1,000 sq. ft. 3-bedroom: 1,200 sq. ft.	YES
Common Area	Minimum 15% or 3.59 acres	23% or 5.51 acres	YES
Zoning Buffer	Minimum 50' (undisturbed)	20' (graded and replanted)	NO*
Structure Setback	Minimum 5' from buffer	5'	YES
Land Use Mixture	Minimum 20%	13%	NO**
Floor Area Ratio	Maximum 0.4 FAR (5 FAR with bonus)	0.49	YES***
Density	Maximum 8 units per acre	14.43 units per acre	YES***
Driveway width	Maximum 12 feet (one way)	24 feet (one way)	NO****

- * The applicant has requested a waiver to allow a 20' graded and replanted landscaped buffer.
- **The applicant has requested a variance to reduce the required non-residential space to 13%.
- ***Additional FAR and Density achieved through bonuses from included development amenities.
- ****The applicant has requested a variance to exceed the maximum internal driveway width.

Variance Requests

In addition to the rezoning request, the applicant is seeking variances from the following provisions of Title II of the UDO:

1. Section 240-70.1 Interior Driveways

- C. **Interior driveways, with or without parking, shall be minimum 10 feet wide and a maximum 12 feet wide for one-way traffic.**

The applicant requests a variance to construct 24-foot-wide one-way internal drives, where a maximum width of 12 feet is allowed. The greater width is to accommodate fire access to the buildings on the property and for vehicles reversing out of angled on-street parking.

2. Section 210-220.6 Minimum Specifications for development of the MU-R Regional Mixed-Use District.

- C. **Include at minimum two or more major land use categories chosen from the permitted uses listed in Section 230-100 provided that no single land use category shall constitute less than 20 percent of the gross floor area.**

The applicant requests a variance to allow the commercial component to be 65,000 square feet, or 13 percent of the gross floor area, where 102,684 square feet, or 20 percent of the gross floor area is required.

Waiver Request

In addition to the rezoning request, the applicant is seeking a waiver from the following provision of Title III of the UDO:

1. Section 610-20.5. Minimum Buffer Requirements

- A. Required buffers shall be provided in conformity with Table 610.0 "Table of Minimum Buffer Requirements".

A 50-foot-wide undisturbed zoning buffer for MU-R adjacent to R-75 zoned property.

The applicant is requesting a waiver to reduce the 50-foot-wide undisturbed zoning buffer to a 20-foot-wide graded and replanted buffer adjacent to R-75 zoned property along the eastern property line. The required 5-foot-wide structure setback against the zoning buffer would be provided.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit F). Standard site and infrastructure improvements will also be required related to stormwater, transportation, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Rezoning Request Analysis: According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The subject property is in an appropriate location for a mixed-use development since it is bounded by arterial roads and across from existing apartments and commercial uses. There are no low-density residential uses abutting or in close vicinity to the property. This location also presents an opportunity for some residents of the development to walk to school. Residents could also walk to the shopping center located across Lawrenceville Highway. The proposed development is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The subject property is located along arterial roads and is removed from single-family detached residences, making it an appropriate location for a dense, mixed-use development. The residential component of the proposed project would place over 300 households within walking distance to an existing shopping center and undeveloped commercial land, which would further support existing businesses and provide the market for new commercial development. The proposed street level commercial and public amenity spaces would benefit surrounding neighborhoods located off Lawrenceville Highway and Sugarloaf Parkway by providing additional shops and amenities within close proximity. In addition, the site includes multiple vehicular access points onto two major roadways ensuring that traffic is distributed.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property as currently zoned has a reasonable economic use.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

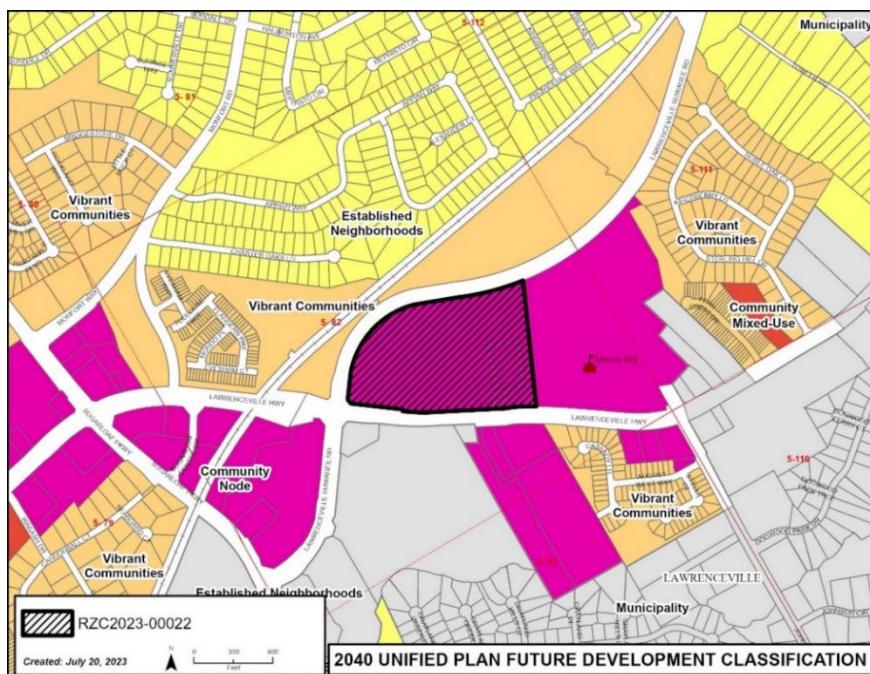
An increase in impacts on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate

conditions, site development requirements, and planning. An increased impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this rezoning request are attached (Exhibit F).

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

The Future Development Map indicates the subject property is located within the Community Node Character Area. This Character Area is intended for areas located at major intersections throughout the County. Future development and redevelopment should focus on making these nodes more pedestrian-oriented with vertically mixed-use buildings. This area is characterized by high-density mixed-use developments incorporating commercial, office, live-work, and similar ground floor uses with high-density residential uses. Ground floor non-residential uses should be oriented toward the street with direct pedestrian access, outdoor patios, plazas, etc., to encourage pedestrian activity. Where ground floor non-residential space is provided, these areas should include convertible space for future non-residential occupancy and/or walk-up residential units. These activity centers are intended to serve surrounding residential communities and people throughout the County by providing shopping, dining, and entertainment venues.

The proposed rezoning is consistent with the policy and intent of the Community Node Character Area. The property is located at the major intersection of Lawrenceville Highway and Lawrenceville-Suwanee Road, and has easy access to Sugarloaf Parkway, downtown Lawrenceville, and University Parkway. The proposed development is comprised of vertically mixed-use apartment, live-work, and retail buildings surrounding public green spaces. The location and orientation of the buildings to the sidewalk promotes pedestrian activity as intended by the character area. In addition, the synergy of retail and restaurants with the public town green and plazas is likely to attract patrons from the surrounding area. This development has the potential to create a vibrant, walkable node in an otherwise auto-oriented area of the county.



F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

Gwinnett County is developed with predominately single-storey, single-use buildings at a time where mixed-use development is attracting patrons and bringing greater tax revenues to nearby jurisdictions in the Atlanta region. The proposed vertical mixed-use development with public green space implements the vision of the Community Node Character Area. In addition, this project is ideally located to mitigate common public concerns of traffic and density, with adequate transportation infrastructure and the lack of surrounding single-family detached residences to be adversely impacted. If approved, this development could serve as a model for future mixed-use development across the county.

Variance Requests Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings related to the variance requests:

The request to construct 24-foot-wide, one-way internal drives where a maximum width of 12 feet is allowed is in response to fire access requirements to serve the mixed-use buildings that front these internal drives. All internal drives serving the gated parking areas comply with internal driveway width requirements. Granting this variance is in the best interest of the general public living in or patronizing this development.

The request to allow the commercial component of the development to be 13 percent of the gross floor area, where at least 20 percent of the gross floor area is required is reasonable. The applicant is providing centralized commercial space and live-work units fronting the sidewalk. The additional required space would likely reduce the size of the town green, which is an asset to this development. Past requests to reduce the non-residential component of mixed-use developments have also been granted.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the Development Regulations. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The request to replace a 50-foot-wide undisturbed buffer with a 20-foot-wide graded and replanted buffer along the eastern property line is reasonable. Although the property is zoned R-75, it is developed with a public middle school. The intent of the undisturbed buffer is to protect single-family residences from mixed-use developments which is not applicable in this situation. Approval of the requested waiver would not adversely affect the general public welfare or nullify the intent of the Development Regulations.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing the exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

In addition, staff recommends **APPROVAL** of the following variances:

1. To construct 24-foot-wide one-way internal drives, where a maximum width of 12 feet is allowed.
2. To allow the commercial component of the development to be 13 percent of the gross floor area, where at least 20 percent of the gross floor area is required.

In addition, staff recommends **APPROVAL** of the following waiver:

1. To reduce the 50-foot-wide undisturbed zoning buffer to a 20-foot-wide graded and replanted buffer adjacent to R-75 zoned property along the eastern property line.

Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the rezoning request.

In addition, the Planning Commission recommends **APPROVAL** of the following variances:

1. To allow the commercial component of the development to be **less than 20** 13 percent of the gross floor area, ~~where at least 20 percent of the gross floor area is required. The proposed development shall include a minimum of 36,600 square feet of commercial floor area, 20,000 square feet of live/work units, and 9,000 square feet of leasing, club, and/or other common area amenity space.~~
2. To construct 24-foot-wide one-way internal drives, where a maximum width of 12 feet is allowed.

In addition, the Planning Commission recommends **APPROVAL** of the following waiver:

1. To reduce the 50-foot-wide undisturbed zoning buffer to a 20-foot-wide graded and replanted buffer adjacent to R-75 zoned property along the eastern property line.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions, as Amended)

Approval as MU-R (Regional Mixed-Use District) for a Mixed-Use Development subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received July 14, 2023, and Exhibit C: Building Elevations dated received July 14, 2023, with revisions required by conditions of approval and the Unified Development Ordinance, subject to the review and approval of the Director of Planning and Development.
2. The property shall be limited to no more than 346 multifamily residential apartments.

3. Stormwater management facilities shall be constructed as a decorative feature of the development. This could include a water feature, trails, enhanced landscaping, benches, gazebos, etc. The final design and layout shall be reviewed and approved by the Department of Planning and Development.
4. The final common area and amenity plan shall be subject to the review and approval of the Department of Planning and Development.
5. Midblock pedestrian street crossings shall be provided between all buildings including live-work and commercial uses. Such crossings shall include raised decorative crosswalks and shall be located and developed subject to the review and approval of the Department of Planning and Development.
6. Buildings shall be designed in accordance with the Gwinnett County Architectural Standards Design Category 4, Commercial, Non-Residential, Mid-Rise Residential and High-Rise Residential Buildings.
7. A property management company shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn, and ornamental planting maintenance, decks, roofs, painting of exteriors, and other property maintenance.
8. An onsite property management office shall be provided with regularly scheduled business hours for the convenience of residents.
9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas shall be sodded.
11. There shall be no encroachment into the stream buffer or impervious setback.
12. Ground signage shall be limited to a monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development.
13. All utilities shall be placed underground.
14. **The developer shall install enhanced landscaping along Lawrenceville Highway and Lawrenceville-Suwanee Road meeting or exceeding the requirements of a Type 1: 5-foot-wide landscape strip as set forth in UDO Appendix Section 4.0.**
15. **The developer shall provide a minimum 10-foot-wide multi-use path along Lawrenceville Highway and Lawrenceville-Suwanee Road. Said 10-foot-wide multi-use path shall be separated from the back of the curb of Lawrenceville Highway and Lawrenceville-Suwanee Road by a grass strip a minimum of 2 feet in width.**
16. **The developer shall install, and the property owner shall maintain, a minimum 6-foot-tall vinyl-coated chain link fence with privacy mesh or other screening along the common boundary line of the subject property and Parcel R5082 216, also known as Moore Middle School.**
17. **Prior to the issuance of a development permit, the developer shall submit an Intersection Control Evaluation of the intersection of Lawrenceville Highway and Lawrenceville-Suwanee**

Road to GDOT and the Gwinnett County Department of Transportation. The developer shall also submit a study to GDOT and the Gwinnett County Department of Transportation which analyzes the posted speed limit of Lawrenceville Highway and makes recommendations as to whether the speed limit should be reduced from its current 55 miles per hour limit.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Application and Disclosure of Campaign Contributions
- F. Traffic Impact Study
- G. Internal and External Agency Review Comments
- H. Maps

Exhibit A: Site Visit Photos



View of Lawrenceville Highway frontage



View of existing residence



View of Lawrenceville Suwanee frontage



View of Lawrenceville Highway and Lawrenceville Suwanee Road intersection



View of Lawrenceville Highway, subject property on left



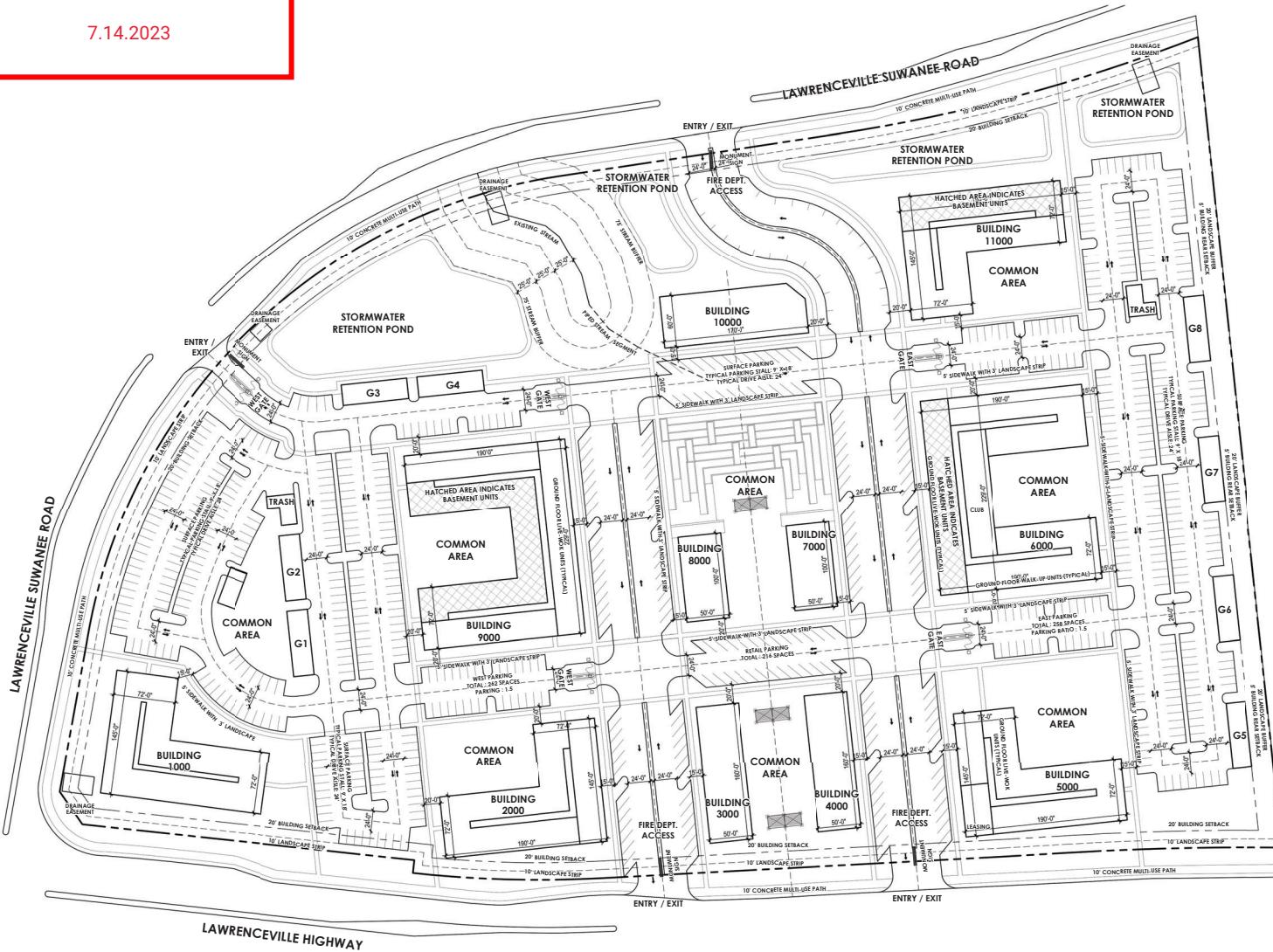
View of Lawrenceville Suwanee Road, subject property on right

Exhibit B: Site Plan

[attached]

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GENERAL	MIXED USE WITH MULTIFAMILY APARTMENTS
DEVELOPMENT TYPE	
CURRENT ZONING	R-75
PROPOSED ZONING	MU-R
PROJECT DATA	
TOTAL SITE AREA	GROSS 23.97 AC NET 23.97 AC
SITE HAS NO FLOOD HAZARD AREA	
SITE IN THE COMMUNITY NODE CHARACTER AREA	
SANITARY SERVICE	GRAVITY SEWER
DENSITY (UNITS/ACRE)	
GROSS	14.43 UNITS / AC
BUILDING DATA	
1 BEDROOM UNITS	190
2 BEDROOM UNITS	138
3 BEDROOM UNITS	18
TOTAL UNIT COUNT	346 UNITS
BUILDING GROSS AREA	
BUILDING 1000	56,700 SF
BUILDING 2000	56,700 SF
BUILDING 3000	8,000 SF
BUILDING 4000	8,000 SF
BUILDING 5000	56,700 SF
BUILDING 6000	109,000 SF
BUILDING 7000	10,000 SF
BUILDING 8000	5,000 SF
BUILDING 9000	116,000 SF
BUILDING 10000	10,600 SF
BUILDING 11000	64,300 SF
GARAGE G1 TO G8	14,720 SF
UTILITIES	2,700 SF
TOTAL GROSS AREA	513,420 SF
FLOOR AREA RATIO	0.49 FAR
COMMERCIAL FLOOR AREA	65,000 SF
COMMERCIAL USE RATIO	13%
RESIDENTIAL FLOOR AREA	448,420 SF
RESIDENTIAL USE RATIO	87%
COMMON AREA	5.51 AC
COMMON AREA RATIO	23%
*STORMWATER RETENTION PONDS ARE NOT CONSIDERED AS COMMON AREA	
BUILDING MAXIMUM HEIGHT	ALLOWED 75' PROPOSED 60'
INTERNAL SETBACK (BUILD-TO)	FRONT ALLOWED 5'-15' PROPOSED 15' SIDE ALLOWED 10'-20' PROPOSED 15'
ZONING BUFFER	ALLOWED 25' LANDSCAPE BUFFER PROPOSED 20' BUFFER AND 5' SETBACK
PARKING DATA	
MULTIFAMILY PARKING REQUIRED	MINIMUM 520 SPACES MAXIMUM 1038 SPACES
MULTIFAMILY PARKING PROVIDED	520 SPACES
NON-RESIDENTIAL PARKING REQUIRED	MINIMUM 163 SPACES MAXIMUM 325 SPACES
NON-RESIDENTIAL PARKING PROVIDED	216 SPACES

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Exhibit C: Building Elevations

[attached]

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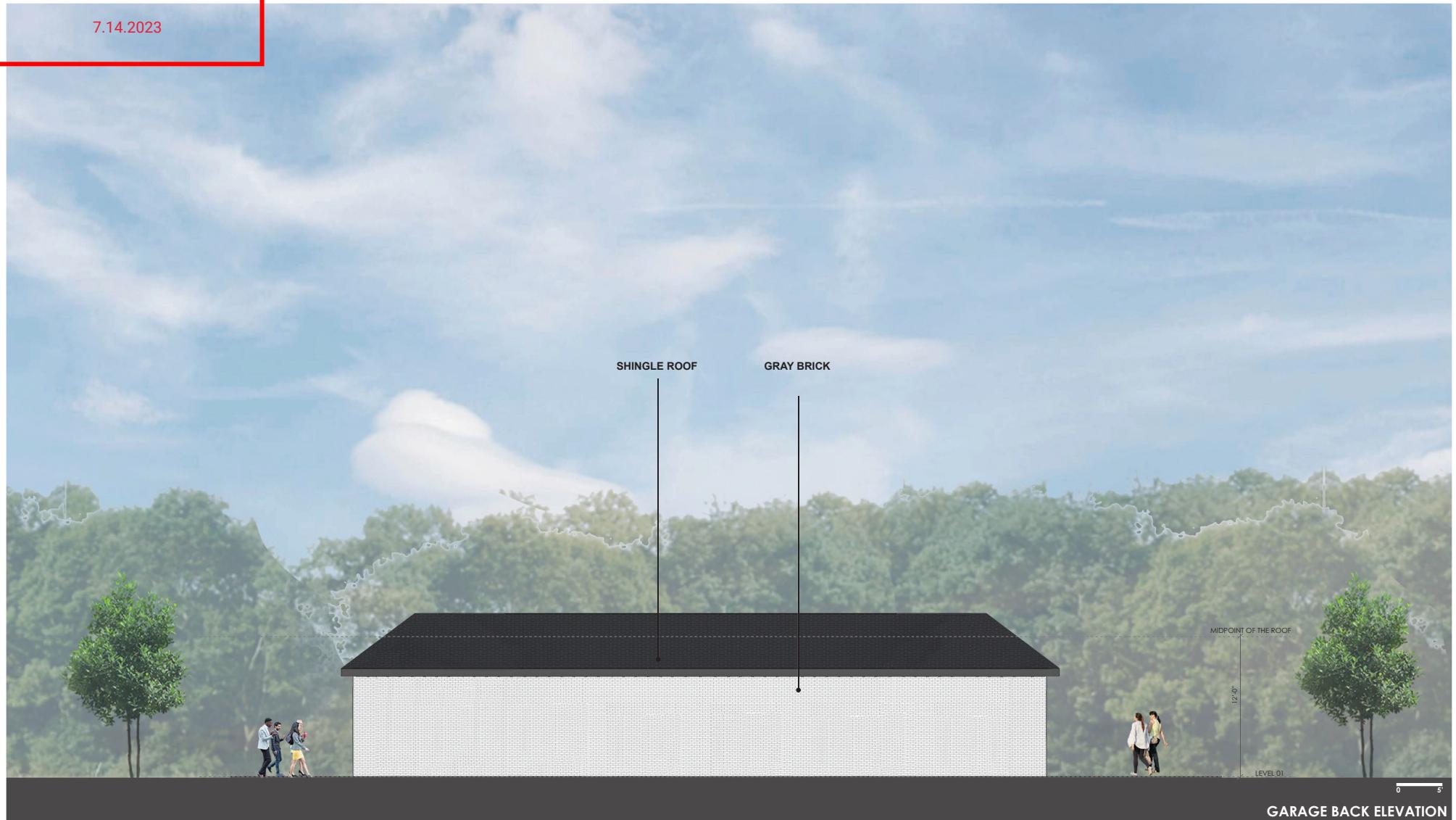
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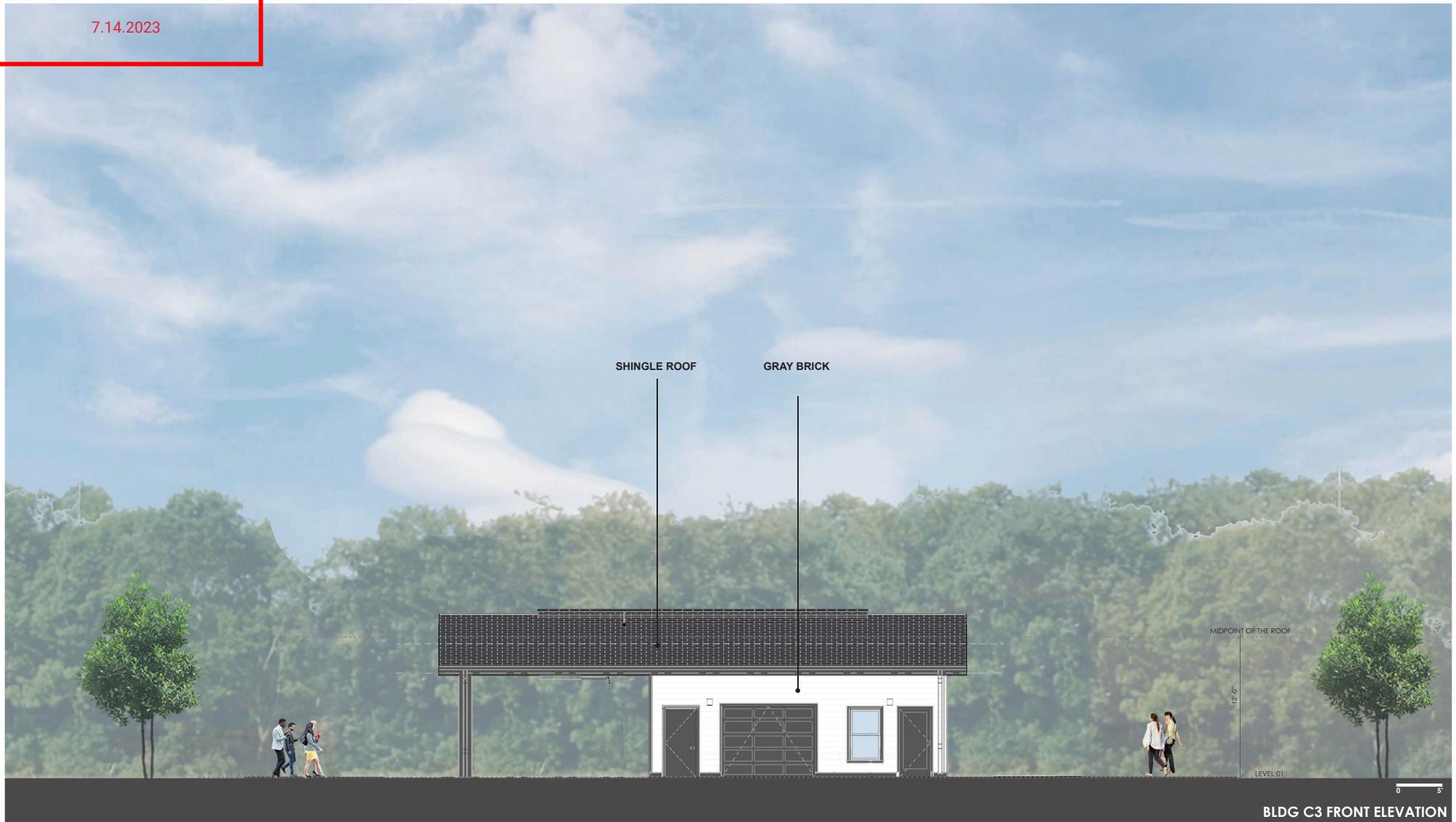
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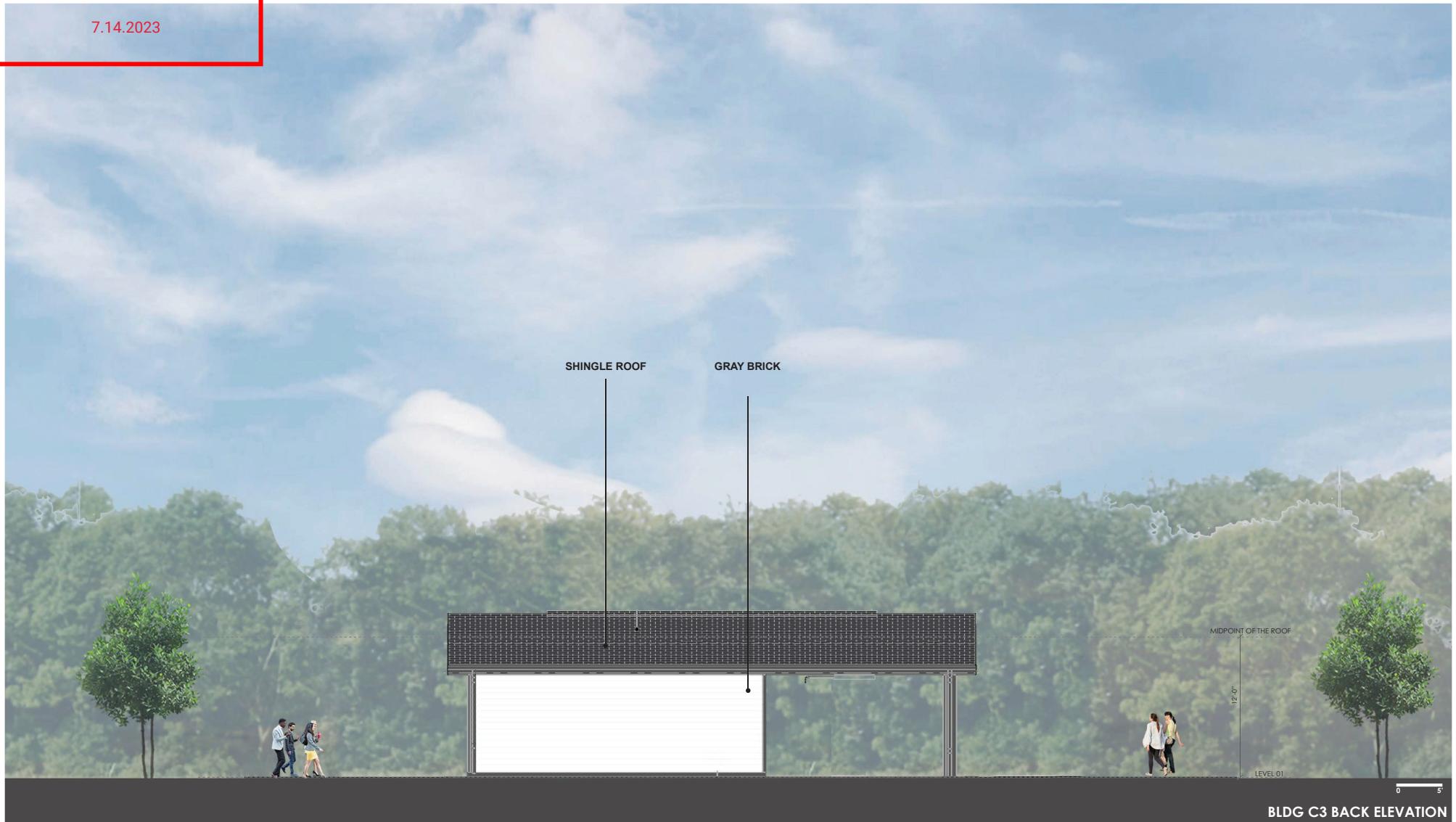
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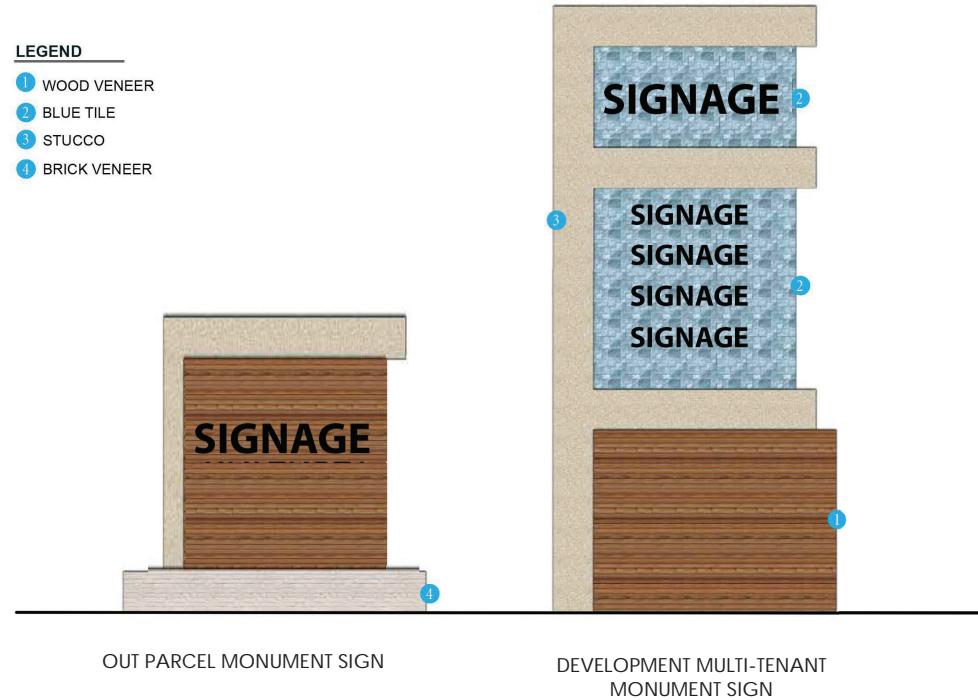
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LEGEND
① WOOD VENEER
② BLUE TILE
③ STUCCO
④ BRICK VENEER



* REFER TO SITE PLAN FOR MONUMENT SIGN LOCATIONS

 MIDDLE STREET
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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION OF
MIDDLE STREET PARTNERS, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached rezoning application (the “Application”) on behalf of Middle Street Partners, LLC (the “Applicant”), relative to a proposed mixed-use development on an approximately 23.97-acre tract of land (the “Property”) located at the intersection of Lawrenceville Highway (State Route 8) and Lawrenceville-Suwanee Road (U.S. Route 29). The Property is currently zoned R-75 and is located within the newly-established Community Node Character Area as set forth in the Gwinnett 2040 Unified Plan Appendix F: 2022 Plan Amendment (the “2040 Plan”).

The proposed development would include a mix of land uses including multifamily residential, live/work units, commercial/retail/office, and a large publicly-accessible green space. Commercial/retail/office uses are focused at the intersection of Lawrenceville-Suwanee Road and Lawrenceville Highway with the residential component and park space located to the northeast and east interior to the Property. The proposed mixed-use development is designed to activate the existing node with additional commercial/retail/office uses while also adding residential critical mass to support both proposed and existing non-residential uses. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play in the immediate surrounding area. The buildings will meet Category 4 Architecture Design Standards. Sidewalks provided along Lawrenceville-Suwanee Road from its

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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intersection with Lawrenceville Highway would fill a current gap and connect with existing sidewalks adjacent to Moore Middle School.

Access to the proposed development would be provided by full-access driveways located on both Lawrenceville-Suwanee Road and Lawrenceville Highway. Right-in-right-out driveways are also proposed to provide additional immediate access to the non-residential components of the development. Interparcel access driveways are proposed internal to the Property to provide easy vehicular and pedestrian access within the proposed development. The proposed development would also feature a central, boulevard-style internal driveway with landscaped median and on-street parking to invite pedestrian travel into the site. Moreover, live/work units with ground floor retail and/or office space are proposed along this internal boulevard to enhance the mixed-use feel of the proposed development. Proposed buildings are designed with facades located along the right-of-way to enhance the aesthetics of external right-of-way and shield parking areas located to the rear. Internally, the development is designed to create a sense of place with “L-shaped” and “U-shaped” buildings that provide opportunities for amenity courtyards and additional green space for the use and enjoyment of residents. Active amenities for the residential component would include a pool and courtyard with patio space, grilling stations, and fire pits. Additional amenity courtyards are provided with passive amenities such as pocket parks and gardens. The green space on the northwest portion of the property includes an area that will serve as a natural amenity for the community and an appropriate stream buffer. The stream will flow through the area and connect to a pipe in order to maintain its natural path. The larger, publicly-accessible park space would also provide recreational opportunities for residents including a dog park, a common green, and nature trails surrounding the proposed stormwater facility which is designed as a community amenity with trails, pedestrian amenities, and attractive landscaping.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the 2040 Plan, and is an appropriate land use due to the Property’s location on or in close proximity to major transportation corridors including Lawrenceville-Suwanee Road, Lawrenceville Highway, Sugarloaf Parkway, and University Parkway (State Route 316). The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, and residential. Intensity is focused at

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the major intersections of Lawrenceville Highway and Lawrenceville-Suwanee Road and gradually steps down to single-family detached uses moving away from the core of the node. The 2040 Plan designates the Property as within the Community Node Character Area and encourages “High-Density Mixed-Use” as a potential development type. Policies for this character area encourage mixed-use developments that incorporate “commercial, office, live-work, and similar ground floor uses with high-density residential uses.” As recommended by the 2040 Plan, ground floor non-residential uses are proposed with direct pedestrian access, outdoor patios, and plazas to encourage pedestrian activity.

In order to develop the Property as depicted on the site plan, the Applicant also requests the following relief from the Gwinnett County Unified Development Ordinance (the “UDO”):

- A waiver from UDO §610-20 (Table 610.1) and §230-120 (Table 230.1) to reduce the required 50-foot wide natural, undisturbed buffer adjacent to parcel R5082 216 to a 20-foot wide Landscaped Buffer, that is, graded and replanted, with a 5-foot structure setback, for a total of 25 feet. The easterly portion of the Property contains relatively steep topography that presents challenges relative to grading and development of the balance of the Property. Moreover, the adjacent parcel, although zoned R-75 is a relatively intense institutional use of Moore Middle School. Given the fact that the adjacent development is not single-family detached residential uses, the Applicant submits that the proposed buffer reduction would provide appropriate separation and screening.
- Relief from UDO §210-220.6C to allow single land use categories constituting less than 20 percent of the development gross floor area. In order to provide a vertically-mixed, town center-style mixed-use development, the Applicant is also requesting a variance to reduce the minimum percentage of non-residential gross floor area. According to the development data on the site plan submitted with the Application, the proposed development would provide 13 percent of non-residential floor area.
- Relief from UDO §240-70.1C to allow 24 feet wide one-way interior driveways to provide adequate firetruck access. The driveways indicated as 24 feet wide one-way on the site plan are essential fire access points.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 14th day of July, 2023.

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MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Please see attached

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Approval of the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area is characterized by a relatively intense mix of residential and commercial land uses and zoning classifications. The proposed mixed-use development would complement this existing land use mix and provide residential critical mass to support nearby commercial uses along the Lawrenceville Highway (State Route 8), Lawrenceville-Suwanee Road (U.S. Route 29), and Sugarloaf Parkway corridors.
- B. Approval of the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. Rather the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of Gwinnett County. Approval of the proposed rezoning will also serve to enhance the walkability of the multiple regional transportation corridors especially at the core of the Community Node.
- C. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. Approval of the proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property has convenient access to multiple major transportation corridors with utilities located nearby.
- E. The proposed rezoning is in conformity with the policy and intent of the 2040 Plan. The subject Property is designated as within the Community Node character area which encourages mixed-use developments. The 2040 Plan also encourages pedestrian-oriented developments, vertically-mixed buildings, and live-work units—all of which are incorporated into the proposed development.
- F. The Property's close proximity to multiple regional transportation corridors and the proposed large, publicly-accessible park space provide additional supporting grounds for approval of the Application.

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Exhibit E: Application and Disclosure of Campaign Contributions

[attached]

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021**REZONING APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Middle Street Partners, LLC c/o Mahaffey NAME: <u>Pickens Tucker, LLP</u>	NAME: <u>Multiple - See attached</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>770 232 0000</u>	PHONE: _____
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770 232 0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	
APPLICANT IS THE: <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT(S): <u>R-75</u> REQUESTED ZONING DISTRICT: <u>MU-R</u>	
PARCEL NUMBER(S): <u>5082 005 (portion) & 5082 197</u> ACREAGE: <u>+/- 23.97</u>	
ADDRESS OF PROPERTY: <u>1335 & 1355 Lawrenceville Highway</u>	
PROPOSED DEVELOPMENT: <u>Mixed-use development with commercial, multifamily, and town green</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>346</u>	No. of Buildings/Lots: <u>5</u>
Dwelling Unit Size (Sq. Ft.): <u>Varies per UDO</u>	Total Building Sq. Ft. <u>36,600 square feet</u>
Gross Density: <u>+/- 14.43 units/acre</u>	Density: <u>+/- 1,526.9 square feet/acre</u>
Net Density: <u>+/- 14.43 units/acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY OWNER LIST

Name/Address	Parcel Number
BABYE OAKES BAGGETT PROPERTIES LLLP PO BOX 269 LAWRENCEVILLE GA 30046	5082 005
BAGGETT JR JOE PO BOX 269 LAWRENCEVILLE GA 30046	5082 197

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

5/23/23

Date

Shane Lanhom, attorney

Type or Print Name and Title

Catherine W. Davidson 5/23/23

Signature of Notary Public

Date



Notary Seal

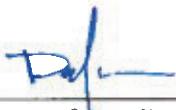
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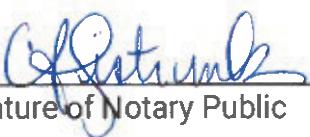
Signature of Applicant

5-24-23

Date

DEREK OWEN, JR

Type or Print Name and Title



Signature of Notary Public

5/24/2023

Date



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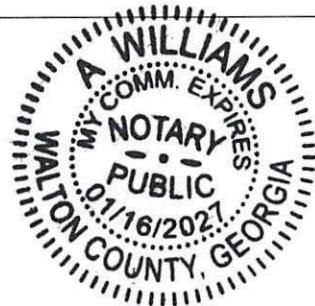
REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION
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ACTION BY THE BOARD OF COMMISSIONERS.


Signature of Property Owner

May 25, 2023
Date


Type or Print Name and Title




Signature of Notary Public

05/25/2023
Date

Notary Seal

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ACTION BY THE BOARD OF COMMISSIONERS.

Babye Oakes Baggett Properties, LLP

Laurie Baggett
Signature of Property Owner

May 25, 2023
Date

Laurie Baggett
Type or Print Name and Title

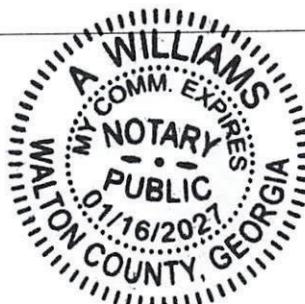
Manager

Williams
Signature of Notary Public

05/25/2023

Date

Notary Seal



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ACTION BY THE BOARD OF COMMISSIONERS.

Babye Oakes Baggett Properties, LLLP


Signature of Property Owner

May 25, 2013
Date

Joe M. Baggett, Jr
Type or Print Name and Title

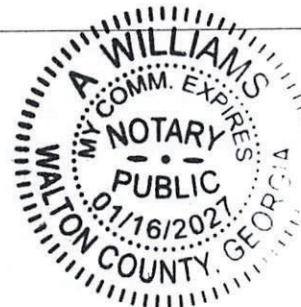
Manager

Williams
Signature of Notary Public

05/25/2023

Date

Notary Seal



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CONFFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT

DATE

TYPE OR PRINT NAME AND TITLE

S 5/23/23

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

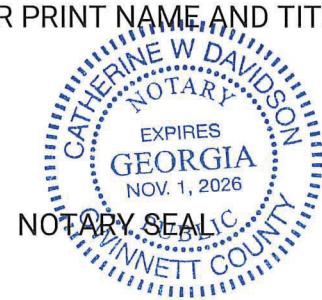
DATE

TYPE OR PRINT NAME AND TITLE

Catherine W. Davidson 5/23/23

SIGNATURE OF NOTARY PUBLIC

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?



YES



NO

Mahaffey Pickens Tucker, LLP

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
<i>Please see attached</i>		

Attach additional sheets if necessary to disclose or describe all contributions.

**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE
Kirkland Carden, Commissioner	\$2,800	11/18/2021
Ben Ku, Commissioner	\$1,500	10/03/2022
Matt Holtkamp, Commissioner	\$1,000	04/13/2023

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RZC2023-00022

Page 73 of 90

Updated 10/02/2019

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Gwinnett County Planning Division
Rezoning Application
Last Updated 12/2015

CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.



SIGNATURE OF APPLICANT

5-24-23

DATE

DEREK OWEN, JP

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

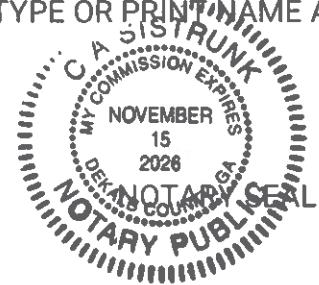
DATE

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC

5/24/2023

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES

NO

DEREK OWEN

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 082 005
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/23/23

Date

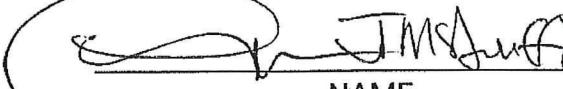
Shane Lanham, attorney for the Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)


NAME: JMS
DATE: 5/23/23


TITLE: TSA

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Gwinnett County Planning Division
Rezoning Application
Last Updated 5/2021

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 082 197
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

5/23/23

Date

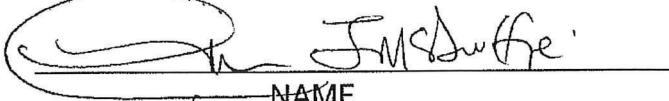
Shane Lanham, attorney for the Applicant

Type or Print Name and Title

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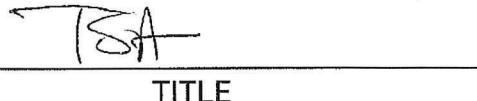
TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)



NAME

5/23/23
DATE



TITLE

Exhibit F: Internal and External Agency Review Comments

[attached]



Department of Planning and Development
TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:		08.09.2023	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@gwinnettcounty.com	
Case Number:		RZC2023-00022	
Case Address:		1335 and 1355 Lawrenceville Highway	
Comments:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
1	Lawrenceville Highway is a Principal Arterial. ADT = 25,300.		
2	Lawrenceville-Suwanee Road is a major arterial. ADT = 21,256.		
3	600-feet to the nearest transit facility (#2454883) Lawrenceville Highway and Wal-Mart.		
4	The frontage along Lawrenceville-Suwanee Road (SR 8) has been identified as a tier 1 pedestrian improvement project. The developer shall coordinate with the Gwinnett County Department of Transportation Program Delivery section.		
5	Lawrenceville-Suwanee Road (SR 8) is maintained by the Georgia Department of Transportation. The developer shall coordinate with GDOT on all access issues along this frontage.		
6	The Lawrenceville Highway portion that fronts this site is maintained by the City of Lawrenceville. The developer shall coordinate with the City on all access issues along this frontage.		
7			
Recommended Zoning Conditions:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
1			
2			
3			
4			
5			
6			

Note: Attach additional pages, if needed

Revised 7/26/2021



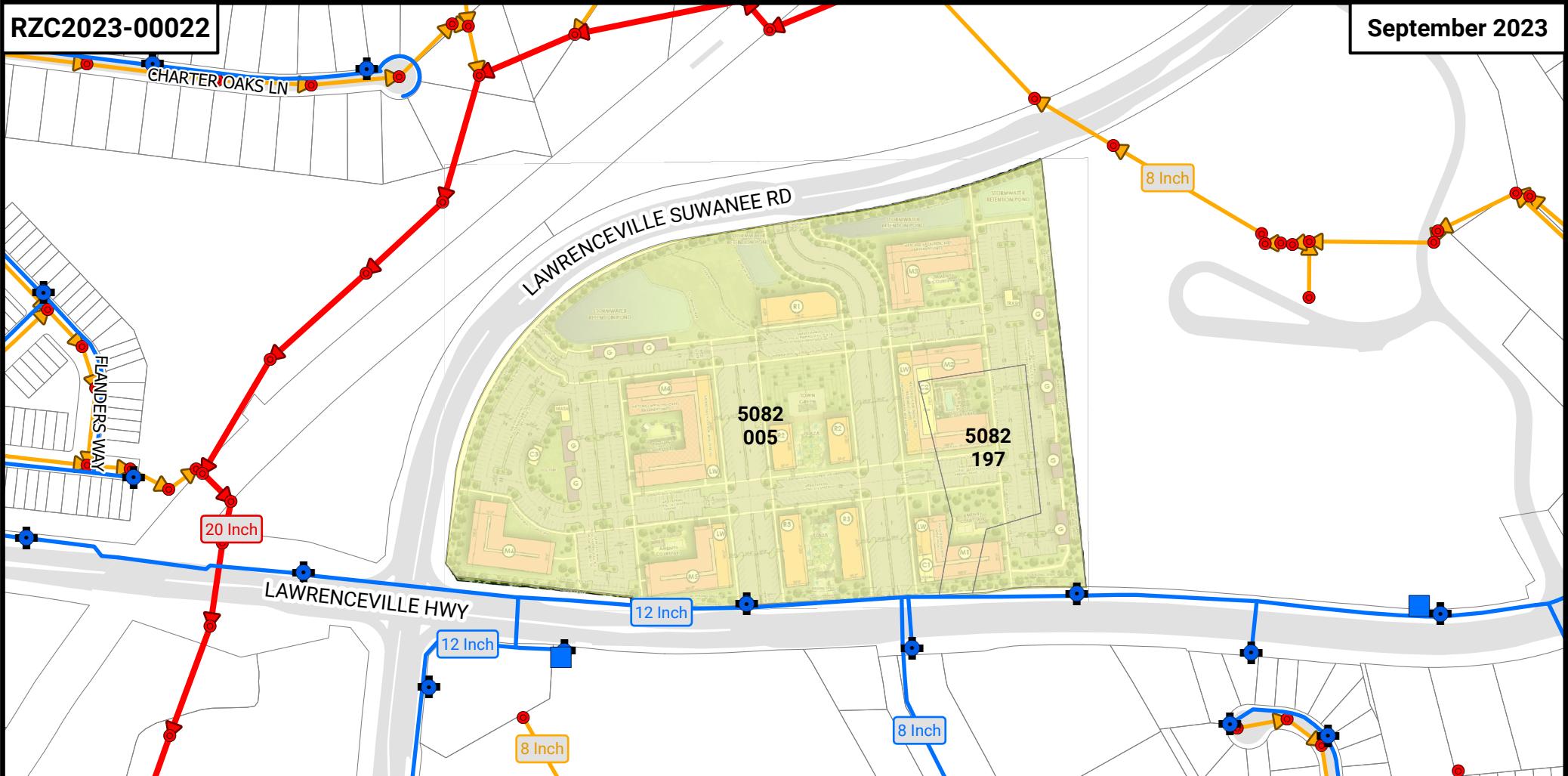
Department of Planning and Development

TECHNICAL REVIEW COMMITTEE

TRC Meeting Date:	
Department/Agency Name: DWR	
Reviewer Name: Mike Pappas	
Reviewer Title: GIS Planning Manager	
Reviewer Email Address: Michael.pappas@gwinnettcounty.com	
Case Number: RZC2023-00022	
Case Address: 1335 & 1355 Lawrenceville Highway	
Comments:	
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
1	Water: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Lawrenceville Hwy. The developer may contact GCDWR to request a variance for exemption of installing a water main along the frontage of Lawrenceville Suwanee Road.
2	Sewer: A previous Sewer Capacity Certification (C2020-02-029) has expired; a new sewer capacity request must be submitted. Pending available capacity, the proposed development may connect to an existing 20-inch gravity interceptor located west of the intersection of Lawrenceville Suwanee Road and Lawrenceville Highway.
3	
4	
5	
6	
7	
Recommended Zoning Conditions:	
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1	
2	
3	
4	
5	
6	

Note: Attach additional pages, if needed

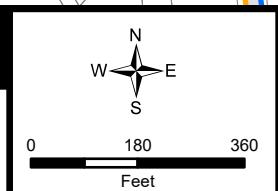
Revised 7/26/2021



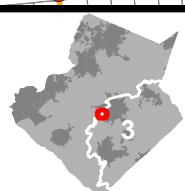
LEGEND

	Water Main		Manhole
	Hydrant		Sewer Collector
	Master Vault		Sewer Interceptor

1335 & 1355 Lawrenceville Highway
R-75 to MU-R
Water & Sewer
Utility Map



LOCATION



Water Comments: The proposed development may connect to an existing 12-inch water main along the northern right-of-way of Lawrenceville Hwy. The developer may contact GCDWR to request a variance for exemption of installing a water main along the frontage of Lawrenceville Suwanee Road.

Sewer Comments: A previous Sewer Capacity Certification (C2020-02-029) has expired; a new sewer capacity request must be submitted. Pending available capacity, the proposed development may connect to an existing 20-inch gravity interceptor located west of the intersection of Lawrenceville Suwanee Road and Lawrenceville Highway.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Residential Rezoning Impact on Local Schools
Prepared for Gwinnett County BOC, September, 2023

												Proposed Zoning
	School	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Forecast	Capacity	+/- Cap.	Approximate Student Projections from Proposed Developments	
RZR2023-00017	Mountain View HS	2,280	2,300	-20	2,303	2,300	3	2,326	2,300	26	47	
	Twin Rivers MS	1,683	2,150	-467	1,733	2,150	-417	1,768	2,150	-382	34	
	Woodward Mill ES	1,077	1,200	-123	1,125	1,200	-75	1,170	1,200	-30	61	
RZC2023-00022	Central Gwinnett HS	2,435	2,350	85	2,446	2,350	96	2,429	2,350	79	27	
	Moore MS	882	1,350	-468	900	1,350	-450	923	1,350	-427	22	
	Lawrenceville ES	710	925	-215	724	925	-201	739	925	-186	37	



LAWRENCEVILLE

GEORGIA

To: Gwinnett County Planning Commission

CC: Chuck Warbington, City Manager, City of Lawrenceville

Barry Mock, Assistant City Manager | Community & Economic Development

From: Todd Hargrave, Director | Planning and Development, City of Lawrenceville

Date: July 27, 2023

RE: RZC2023-00022; Mixed-use development with commercial, multifamily, and town green.

The subject property is in proximity to the Neighborhood Mixed Use Character Area for the City of Lawrenceville. This area is intended to provide a center for local services that is walkable from nearby residential areas. The city is not opposed to the rezoning, with the following recommendations for RZC2023-00022:

- Flat roofs should be used in the apartments' design to be consistent with the urban character of the proposed development.
- Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- Detention pond shall be designed as an amenity utilizing hydroponic and wetland type plantings.
- Maintain a 20-foot buffer on the eastern property line, enhance where necessary.
- Landscape plan should be approved in accordance with the proposed concept plan received on July 19, 2023.

Respectfully,

Todd Hargrave | Director

Planning and Development Department



70 S Clayton St
PO Box 2200,
Lawrenceville GA 30046
Office: 678.407.6400 |

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

Exhibit G: Traffic Impact Study

[attached]

The results of Stage 2 for the intersections of Lawrenceville-Suwanee Road (SR 8) at Site Driveway C and Lawrenceville-Suwanee Road (SR 8) at Site Driveway D are attached. An alternative with the highest score is generally the preferred alternative. The ICE analysis indicated that the highest scoring intersection alternative is Conventional (Minor Stop) intersection for the intersections of Lawrenceville-Suwanee Road (SR 8) at Site Driveway C and Lawrenceville-Suwanee Road (SR 8) at Site Driveway D. The ICE worksheets for Stage 2 for the intersections of Lawrenceville-Suwanee Road (SR 8) at Site Driveway C and Lawrenceville-Suwanee Road (SR 8) at Site Driveway D are provided in **Appendix F**.

8.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Lawrenceville Highway* development located in the northeast quadrant of the intersection of Lawrenceville Highway (SR 8) at Lawrenceville-Suwanee Road in Gwinnett County, Georgia. The development which is approximately 23.97-acres in size, will consist of approximately 366 multifamily residential units and 36,600 SF of retail space.

The study network, which consists of four (4) existing intersections, was analyzed for the weekday AM and PM peak hours under Existing 2022, Projected 2025 No-Build conditions (three years of background traffic growth), and Projected 2025 Build conditions (Projected 2025 No-Build conditions plus traffic generated by the proposed *Lawrenceville Highway* development). Based on the results of this traffic impact study, all study intersections and site driveways except one are projected to operate at an acceptable LOS. There are two planned projects that will improve the LOS of Intersection 1 to an acceptable level.

Kimley-Horn and Associates, Inc. has identified system improvements and site access improvements based on the results of this study. System, or “No-Build”, improvements are needed to serve the background road network traffic. Site access improvements, or “Build” recommendations, are needed to serve the background road network traffic plus the *Lawrenceville Highway* development traffic.

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8.1 SYSTEM NEEDS

Based on the results of this study, Kimley-Horn and Associates, Inc. suggest considering the following system (no-build) improvements to serve the No-Build traffic conditions, assumed to be done by others (note: this would be the improvements needed to serve the traffic based on the existing conditions plus background growth, without the proposed developmental traffic).

- Intersection 1 – Lawrenceville Highway (SR 8) at Sugarloaf Parkway
 - Construct an additional exclusive southbound through lane along Sugarloaf Parkway, creating three through lanes.
 - Construct an additional exclusive northbound through lane along Sugarloaf Parkway, creating three through lanes.
 - Construct an additional exclusive southbound left-turn lane along Sugarloaf Parkway, creating two left-turn lanes.
 - Construct an additional exclusive northbound left-turn lane along Sugarloaf Parkway, creating two left-turn lanes.
 - Remove an exclusive eastbound left-turn lane along Lawrenceville Highway (SR 8), creating one left-turn lane.

These improvements are consistent with the planned Sugarloaf Parkway widening project (GW-307A) and the Lawrenceville Highway (SR 8) at Sugarloaf Parkway Intersection Improvements project (M-1068).

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8.2 SITE-ACCESS IMPROVEMENTS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2025 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *Lawrenceville Highway* development).

- Intersection 3: Lawrenceville Highway at Private Driveway/Site Driveway A
 - On the site, provide a full movement driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
 - Construct an exclusive westbound right-turn lane along Lawrenceville Highway.
- Intersection 5: Lawrenceville Highway at Site Driveway B
 - On the site, provide one (1) right-in/right-out driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
 - Construct an exclusive westbound right-turn lane along Lawrenceville Highway (SR 8).
- Intersection 6: Lawrenceville-Suwanee Road (SR 8) at Site Driveway C
 - On the site, provide one (1) full movement driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
 - Construct an exclusive northbound right-turn lane along Lawrenceville-Suwanee Road (SR 8).
- Intersection 7: Lawrenceville-Suwanee Road (SR 8) at Site Driveway D
 - On the site, provide one (1) full movement driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site.
 - Construct an exclusive eastbound right-turn lane along Lawrenceville-Suwanee Road (SR 8).

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7.5.2023

Exhibit H: Maps

[attached]

CHARTER
OAKS LN

LAWRENCEVILLE SUWANEE RD

LAWRENCEVILLE SUWANEE RD

LAWRENCEVILLE HWY

LAWRENCEVILLE HWY

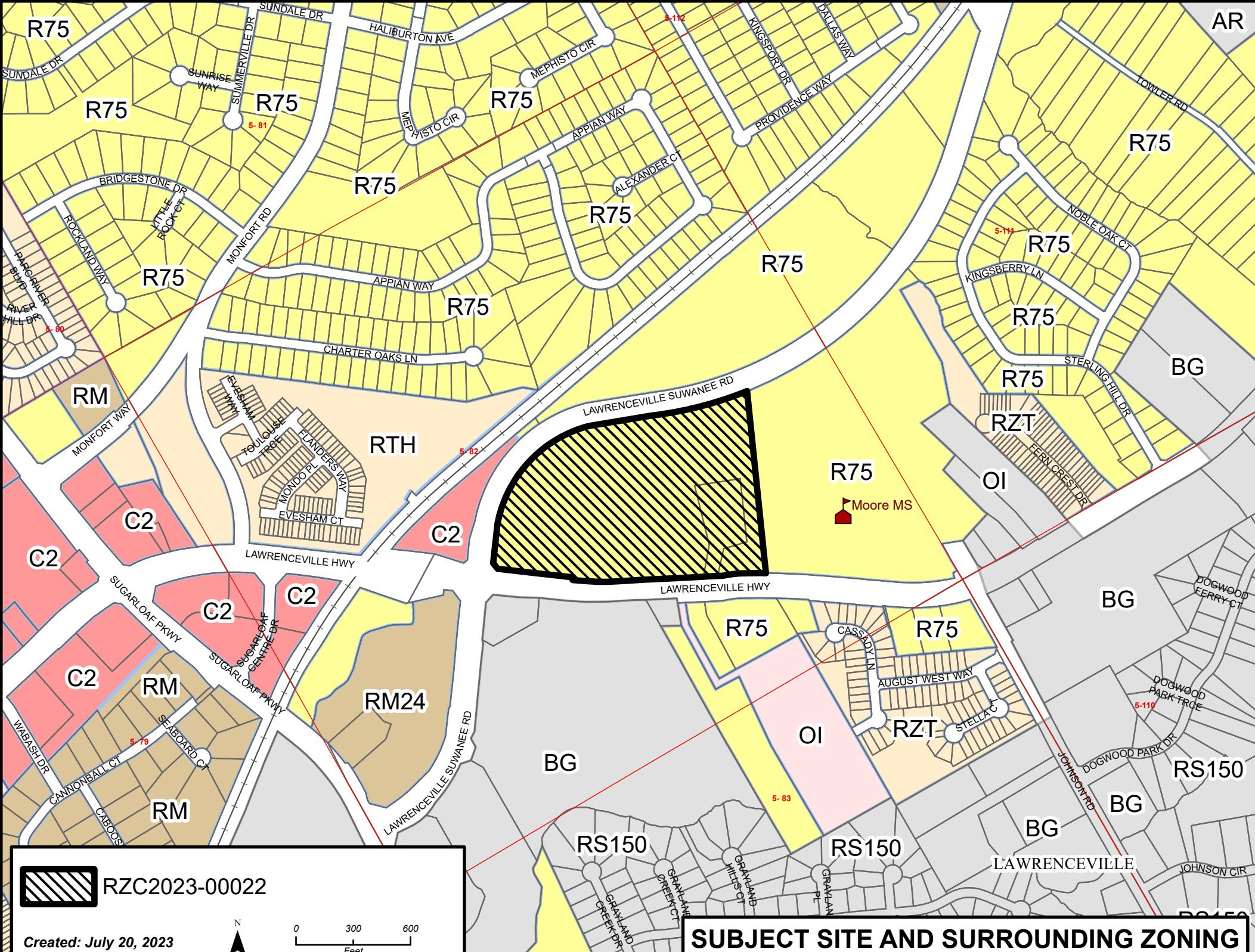
RZC2023-00022



0
100
200
Feet

Created: July 20, 2023

Gwinnett County GIS



R7C2023-00022

Created: July 20, 2023



SUBJECT SITE AND SURROUNDING ZONING

